

BOSTON REDEVELOPMENT AUTHORITY

REPORT AND DECISION ON THE APPLICATION OF MASON PLACE COMPANY FOR THE AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS (TER.ED.), AS AMENDED, AND CHAPTER 121A OF THE ACTS OF 1960, TO BE UNDERTAKEN AND CARRIED OUT BY A LIMITED PARTNERSHIP FORMED UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 109, AND APPROVAL TO ACT AS AN URBAN REDEVELOPMENT LIMITED PARTNERSHIP UNDER SAID CHAPTER 121A.

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A. The Hearing. A public hearing was held at 2:00 P.M. on February 2, 1978, in the offices of the Boston Redevelopment Authority (hereinafter called the "Authority"), at the New City Hall, Room 921, Boston, Massachusetts 02201, by the Authority on an Application, (hereinafter called the "Application"), filed by Walter K. Winchester and John R. Gallagher for Mason Place Company, for authorization and approval of a redevelopment project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960, as amended, (hereinafter called the "Project"), due notice of said hearing having been given previously by publication on January 17 and 24, 1978, in the Boston Herald-American, a daily newspaper of general circulation published in Boston, and mailing postage prepaid in accordance with Rule 8 of the Rules and Regulations of the Authority for securing approval of Chapter 121A projects, and in accordance with the provisions of Section 13 of Chapter 652 of the Acts of 1960, as amended.

Robert L. Farrell, Chairman of the Authority, and James G. Colbert, Joseph J. Walsh, James K. Flaherty, and James Cofield, members of the Authority, were present throughout the hearing.

B. The Project. The Project is located at 70-80 Mason Street, Boston, and consists of the acquisition, rehabilitation, conversion, operation and maintenance of a vacant eight story office structure into one hundred twenty-nine (129) dwelling units

for the elderly and handicapped, and appurtenant facilities. There will be a parking lot for 53 vehicles available to the tenants, and to the extent not used by the tenants, to the general public. All of the units have the benefit of a commitment from the Department of Housing and Urban Development for Section 8 rental assistance payments, thereby accommodating the needs of low and moderate income elderly and handicapped persons.

C. Authority Action. In passing upon the Application, the Authority has considered the Application itself, all Documents, Plans and Exhibits filed therewith or referred to therein, the oral evidence presented at the hearing, the Exhibits offered in evidence at the hearing, arguments and statements made at the hearing, and additional statements submitted subsequent to the hearing.

The Project, as defined in the Application, constitutes a Project within the meaning of Section 1 of Chapter 121A of the General Laws, providing, as it does, for the construction, operation and maintenance of decent, sanitary and safe residential buildings and appurtenant facilities.

D. Project Area Substandard and Decadent. The building which the Applicants propose to rehabilitate has been vacant for five years. During this time there has been serious deterioration to the building, its mechanical systems and the interior of the building. Specifically, as a result of water seepage, extensive damage has been caused to masonry joints, cast stone, stair and elevator penthouses, elevator system and walls and ceilings throughout the building. In addition, the plumbing, fire protection, heating and ventilating systems are physically deteriorated, out-of-repair or obsolete and in need of major maintenance. These conditions are more specifically described in letters from the Boston Architectural Team, dated February 28, 1978, and from Environmental Design Engineers, Inc. dated February 16, 1978, and photographs submitted by the applicants.



In addition to the above, refuse and debris and illegally parked cars can be found on the truck docks which are recessed into the first floor which are open to both Mason Street and Avery Street. There is also an unused steel billboard frame above the elevator penthouse and a steel hoist beam from the roof over Mason Street place which pose a potential hazard to the neighborhood.

These conditions constitute a hazard which will be detrimental to the safety, health, morals, welfare and sound growth of the community and constitute a "Project" within the meaning of Chapter 121A of the General Laws as amended.

Because it will eliminate detrimental conditions and because it will supply a substantial number of units of housing for low and moderate income elderly and handicapped this project constitutes a public use and benefit.

For these reasons it is found that the Project Area is substandard and decadent within the meaning of Chapter 121A as amended. It is unlikely that the conditions will be remedied by the ordinary operations of private or public enterprise.

The Project will provide substantial financial return to the City of Boston. Exhibit E of the Application sets forth an example of the type of Agreement to be entered into between the City of Boston and the Applicants. This Agreement provides in substance that there be paid to the City of Boston in lieu of real estate taxes in each of the forty (40) calendar years after approval of the Project, an amount over the excise payable under General Laws, Chapter 121A, Section 10. Exhibit E is attached only for illustrative purposes and the approval of the Report and Decision does not bind the City or the Applicants to the terms and conditions of Exhibit E.

E. Cost of the Project. In the opinion of the Authority, the cost of the Project has been realistically estimated in the Application and the Project is practicable. The estimated cost of \$3,000,000.00. The Applicants have received a commitment from the Federal Housing Administration for mortgage insurance, one from the Government National Mortgage Association for permanent mortgage financing and a letter from the State Street Bank and Trust evidencing its willingness to finance the project.

The Application contains a form of Partnership Agreement illustrating, in a general fashion, the organizational framework of the Partnership to be called Mason Place Company. Experience with similar financing and organizational methods persuades the Authority that the financial program is realistic.

F. Consistency with Master Plan. The Project does not conflict with the Master Plan for the City of Boston.

G. Effect of the Project. The Project will not be in any way detrimental to the best interests of the public or the City or to the public safety or convenience or be inconsistent with the most suitable development of the City. The Project will, in fact, forward the best interests of the City and will constitute a public use and benefit. The structure to be rehabilitated under the Project has been reviewed by the Design Review Staff of the Authority and is subject to further Design Review. The Authority finds that this Project will enhance the general appearance of the Area and furnish attractive and necessary living accommodations.

The carrying out of the Project will not in itself involve the destruction of any existing structures. The building involved in the Project involves no dislocation of any persons from their apartments.

The Project Area does not include land within any location approved by the State Department of Public Works for the extension of the Massachusetts Turnpike into the City of Boston.



H. Environmental Considerations. Conformably with the provisions of Section 62 of Chapter 30 of the General Laws (as inserted by Chapter 781 of the Acts of 1972), and the Regulations thereunder as adopted by the Authority on April 11, 1974, the Authority has made an environmental examination which contains, among others, the following findings:

1. The Project does not adversely affect any recreational areas or any aesthetic values in the surrounding area.
2. No natural or man-made places are affected by the Project.
3. The Project does not adversely affect archeological or historical structures or features. It is expected that the Project will enhance the historic structures in the Area.
4. The Project does not affect the potential use, extraction, or conservation of a scarce natural resource.
5. The Project Area is urban, and therefore, does not serve as a habitat for wildlife or fish species.
6. Being urban, the Project has no impact on any wilderness areas.
7. The Project will require deviations from the Zoning Code and the Building Code of the City of Boston as further detailed herein, but not in such manner as will cause damage to the environment.
8. The Project does not require certification, authorization or issuance of a permit by any local, State or Federal environmental control agency.
9. The Project does not involve the disposal of potentially hazardous materials.
10. The Project does not involve the construction of facilities in a flood plain.
11. The Project, except necessarily during the construction phase, does not result in the generation of a significant amount of noise or dust.
12. The Project does not result in a deleterious effect on the quality of any portion of the State's air or water resources.

13. The Project does not affect an area of important scenic value.

The Project does affect an area with significant architectural attributes but is designed harmoniously with those attributes.

As a result of the investigation and Report of the Authority Staff and of its own knowledge, the Authority hereby determines that the Project will not cause significant environmental damage and that the Secretary of the Authority be instructed to file such with said Executive Office of Environmental Affairs its Report and finding in accordance with the Authority's Rules and Regulations.

I. Minimum Standards. The minimum standards for financing, construction, maintenance, and improvement of the Project as set forth in Exhibit D filed with and attached to the Application, are hereby adopted and imposed as Rules and Regulations (in addition to those hereinafter adopted and imposed) applicable to this Project for the same period as the Project is subject to the provisions of Chapter 121A of the General Laws and Chapter 652 of the Actions of 1960, as amended.

In addition to the minimum standards set forth in Exhibit D, the Authority hereby requires that the Applicants, prior to obtaining a building permit, (1) enter into a Regulatory Agreement with the Authority pursuant to the requirements of General Laws, Chapter 121A, Section 18C and containing such other terms and conditions as the Authority may in its discretion deem necessary and appropriate; (2) submit to the Authority for its review and approval such Plans and Specifications for the Project as the Authority may require, and accept such changes and modifications thereto as the Authority may deem necessary or appropriate; and (3) adhere to such Design Review Controls and Requirements as the Authority may in its discretion impose.



The carrying out of the Project will not require a permit for the erection, maintenance, and use of a garage within 500 feet of one or more buildings occupied in whole or in part as a public or private school having more than 50 pupils, or as a public or private hospital having more than 25 beds, or as a Church.

The Project does not require a declaration that the buildings contemplated constitute a separate building for the purpose of General Laws, Chapter 138.

J. Zoning and Building Code Deviations. Exhibit C filed with and attached to the Application and a letter dated January 17, 1978, lists the Zoning Deviations requested. For the reasons set forth in the Application and supporting documents, and on the basis of the evidence presented at the hearing, and in this Report, the Authority hereby finds that each and every one of the permissions hereinafter granted is reasonably necessary for the carrying out of the total Project and may be granted without substantially derogating from the intent and purposes of the applicable Laws, Codes, Ordinances and Regulations, respectively.

In summary, the Zoning Deviations granted, are as follows:

BOSTON ZONING CODE

<u>Required</u>	<u>Deviation</u>
I. 50 feet usable open space per d.u.	No open space
II. Front yard - 15 feet	No front yard
III. Side yard - 10 feet plus length/20	No side yard
IV. Rear yard - 10 feet plus length/20	No rear yard.
V. Parking lot - adequate maneuvering space	Maneuverability as it now exists.

# GASTON SNOW & ELY BARTLETT

ONE FEDERAL STREET  
BOSTON, MASSACHUSETTS 02110

WILLIAM GASTON (1844-1894)  
FREDERICK E. SNOW (1886-1935)  
JOSEPH B. ELY (1905-1956)  
JOSEPH W. BARTLETT (1901-1960)

617/425-4600  
CABLE ADDRESS GASTOW  
TELEX 94-0690  
TELECOPY 617/425-6865

March 2, 1978

Mr. Robert Walsh  
Director  
Boston Redevelopment Authority  
City Hall  
Boston, Massachusetts

Re: Application by Mason Place Company for Approval of a  
Project at 80 Mason Street, Boston, under Chapter 121A

Dear Mr. Walsh:

At its hearing on the Application of Mason Place Company for approval to undertake, under the provisions of Chapter 121A of the Massachusetts General Laws, the rehabilitation of the property at 80 Mason Street, Boston, the Board of the Boston Redevelopment Authority, in taking the matter under advisement, requested three additional items from the Developer.

1. The Board requested certificates and evidence that the subject property is decadent within the meaning of Chapter 121A. In that regard, delivered herewith are the following items which more than satisfy the statutory standard for such determination, and certainly justify the Board's reaching such a conclusion:

- a. Letter to BRA from Boston Architectural Team, Inc.
- b. Letter to Boston Architectural Team, Inc. from Environmental Design Engineers, Inc.
- c. Letter to Boston Architectural Team, Inc. from Beckwith Elevator Company.
- d. Letter to BRA from C.W.C. Builders, Inc.
- e. Letter to C.W.C. Builders, Inc. from Sam Zax Associates, Engineers.

Also enclosed are numerous photographs showing examples of the state of deterioration of the premises. The photographs, of course, cannot accurately depict the total inadequacy of the mechanical, electrical and all other vital utility systems in the building. However, the accompanying letters certainly establish such a determination.



Mr. Robert Walsh

2.

March 2, 1978

2. The Board also requested evidence that a lending institution was prepared to finance the project. At the public hearing the Developer submitted a copy of its commitment from the Federal Housing Administration for mortgage insurance together with a copy of the commitment issued by the Government National Mortgage Association for permanent mortgage financing. Enclosed herewith is an additional letter, from the State Street Bank and Trust Company, evidencing its willingness to finance the project. I trust that this satisfies the requirements of the Board.

3. The Board also required that evidence be submitted that an acceptable agreement has been reached with the City of Boston for the payment of taxes to the City under Chapter 121A. As I am sure you are aware, the Developer has been actively meeting with the appropriate City officials and an agreement will be ready within the next few days, which will be delivered directly to you.

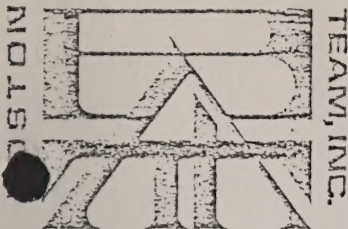
I believe that the foregoing satisfies the requests made by the Board at the public hearing and therefore respectfully request that, at its Board meeting on Thursday, March 9, 1978, the Board vote to authorize the project.

Very truly yours,

Jordan P. Krasnow

JPK:bfd  
Enc.

ARCHITECTURAL



AREA 423-2030

147 MILK STREET SUITE 1010  
BOSTON, MASSACHUSETTS 02109

February 28, 1973

Boston Redevelopment Authority  
1 City Hall Plaza  
Boston, MA 02201

Re: 80 Mason Street

As architects for the rehabilitation of the above referenced building to 129 units of elderly housing, Boston Architectural Team, Inc., has made numerous on-site inspections to ascertain the conditions existing in the building.

As a result of five years of unoccupancy, there has been rapid and continual deterioration to the building, its mechanical systems, and the interior of the structure.

Rain, snow, and exposure to the weather has caused substantial damage. Water seepage inside the brickwork and behind cast stone lintels and sills has caused spalling at masonry joints and cracking of the cast stone. Pressure of water freezing has caused pargetting to crack and peel from the rear walls of the building further damaging the deteriorated brickwork behind. Exposure to the weather has damaged the stair and elevator penthouses. Water has permeated the roofs and come in through open or missing doors and windows resulting in plaster and ceramic tile to peel from stairwell walls. Water that has seeped under the metal flashing at the elevator penthouse roof has caused several of the cast stone fascia panels to fall off. Water coming into the elevator machine room has rusted out some of the equipment and has destroyed the elevator cabs as a result of running down the shafts.

Water penetration of the roof and leaking around and through the existing steel sash windows have caused the existing wood sub-flooring to buckle, deterioration of the hung acoustic tile ceilings, and is peeling plaster from the walls, exposing the terra-cotta block exterior wall structure and column fireproofing.



The most severe water damage is found on the upper floors of the building and is due mainly to the roof leaks. Evidence of water seepage is evident on all floors, including the basement, due to loose window sashes, broken or missing glass, and deteriorating pointing of the exterior masonry walls. A complete pointing of the exterior, installation of new window frames and sashes, and replacement of all roofing will be required to alleviate the water penetration situation that now exist in the building.

Rehabilitation of this building will rectify other situations that now pose a potential hazard to the neighborhood. An unused steel billboard frame, approximately 20' high by 40' wide, is located atop the elevator penthouse and should be removed before the structure and its anchoring deteriorate. The same is true for a steel hoist beam cantilevered from the roof over Mason Street Place. Two existing truck docks are recessed into the first floor and are open to both Mason St. and Avery St. These docks collect trash, are used for toilets and sleeping facilities by bums and street people, and usually contain illegally parked cars. Many large pane glass windows on the first floor are broken and held together with masking tape. Holes in the glass have been patched with wood or cardboard. The live high voltage wires and sprinkler pipes are exposed to the weather in the open truck dock and at the rear of the building along Mason St. Place.

While the structure of the building is basically sound, our structural engineer wants to investigate one area in the basement to determine the cause of concrete fireproofing to crack around one of the beams. An investigation of this type cannot be done without considerable demolition.

Mechanical and electrical engineers, elevator and general contractors have examined the building for their respective trades and their analysis of the existing conditions and recommendations are included in the attached reports.

Based on the forgoing conclusions, it is the opinion of Boston Architectural Team, Inc., that the building located at 80 Mason St., Boston, Mass., is "Decadent" as described in Chapter 121-A of the Massachusetts Laws. In addition to other improvements made to the site and the building's interior and exterior, these above mentioned conditions would be rectified in the course of rehabilitating 80 Mason St. to 129 units of elderly housing. The resulting building will supplement the efforts of the City of Boston to revitalized this neighborhood.

Very truly yours,

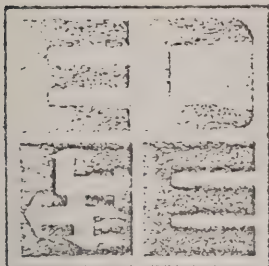
BOSTON ARCHITECTURAL TEAM, INC.

*Luke Cohen*

Luke Cohen

LC/jc

environmental



design

engineers inc.

145 PORTLAND STREET, BOSTON, MASS. 02114  
Tel. (617) 742-7435

January 16, 1978

BOSTON ARCHITECTURAL TEAM  
147 Milk Street  
Boston, Massachusetts 02109

Attention: Mr. Robert Verrier

Subject: 80 Mason Street

Gentlemen:

As requested, we have reviewed the condition of the mechanical systems now in place at the above property.

We have detailed below the present status of each system and our recommendation.

## I. PLUMBING

- A. Storm Drainage System - note several leaks at the lower levels. Roof drains and piping are blocked with debris.
- B. Hot Water & Cold Water System - Several areas contain broken piping due to inadequate heat and subsequent freezing. Damage could be wide spread but this is impossible to tell until a full test can be made.
- C. Sanitary System - We note that the sanitary system appears to serve as the final connection for the storm water piping to the sewer in the street. This is no longer acceptable practice in the City of Boston. Plumbing fixtures and sanitary piping have been damaged by freezing conditions. Many modifications have been made to the system over the years and it is presently impossible to determine the acceptability of these without extensive demolition of walls to inspect the work.

## II. FIRE PROTECTION

- A. Sprinklers - The building is presently sprinklered however, damage has resulted to the piping from occasional exposure to freezing temperatures and its' reliability



# environmental design engineers inc.

February 16, 1978

Page Two

## II. FIRE PROTECTION (Continued)

- is in question. Much of the branch piping is 3/4" which is no longer acceptable to N.F.P.A. and will require replacement. We note that much of the sprinkler system is concealed above suspended ceilings which were originally of the melt-away type but which now consist of standard panels which violate state and city regulations.
- B. Fire Standpipes - There are no standpipes in the stairwells. Hose racks are located on interior columns which does not conform to present acceptable practice in the City of Boston.
- C. Fire Pump - There is no fire pump hole installed. Because of the location and height of the building we do not feel that property would now be acceptable to the Boston Fire Department without assurance of proper water supply and pressure. This would require the addition of a fire pump system.
- D. Fire Alarm System - Presently there is no annunciator system to indicate to the fire department the location of the fire in the building. This is normally provided thru the use of flow switches on each sprinkler zone. There is now a pressure switch and water motor gong that we assume will ring the fire department and provide a local alarm.

## III. HEATING, VENTILATING AND AIR CONDITIONING

- A. Heating - The present source of heat is steam provided by Boston Edison fed to cast iron radiators around the building perimeter. Major section of radiation appear inoperable. There is no method to provide automatic control of the radiation by individual sections of radiation. Our experience has shown that the cost of operation of such a system utilizing Edison Steam far exceeds the operating cost of a self contained boiler plant with a fully automatic control system.

Continued.....

environmental design engineers inc.

February 15, 1978

Page Three

III. HEATING, VENTILATING AND AIR CONDITIONING (Continued)

- B. Ventilation - The only areas presently ventilated are the various toilet rooms. The building originally had an extensive fresh air ventilation system which was removed many years ago. Presently the State Building Code and the City of Boston require adequate mechanical ventilating for all floor areas unless natural ventilation is provided. There is no method of ventilating the stair towers that provide emergency egress from the building.
- C. Air Conditioning - The building is not air conditioned thruout. There are several areas that contain water cooled air conditioning units that served data processing spaces.

In summary, it our opinion that this property will not meet present occupancy standards for the Commonwealth of Massachusetts and the City of Boston without renovation and replacement of the Plumbing, Fire Protection and HVAC systems.

We would recommend that a new boiler plant be installed with a new distribution system and controls.

Plumbing and fire protection must be upgraded to meet present codes.

Air conditioning while not a necessity will be required if the property is to be marketable.

If you require any additional information please contact me.

Very truly yours,

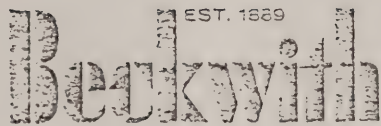
ENVIRONMENTAL DESIGN ENGINEERS, INC.

*Daniel B. Levenson, / L.M.*

Daniel B. Levenson, P.E.  
President

DBL/lm





ELEVATOR COMPANY

*"Our reputation rides on every trip"*

8 ST. MARY'S STREET, BOSTON, MASS. 02215 • Phone (617) 267-6005

February 13, 1978

Boston Architectural Team  
147 Milk Street  
Boston, MA 02110

RE:

Mason Place  
70-80 Mason Street  
Boston, MA

ATTENTION:

Mr. Robert Verrier

Gentlemen:

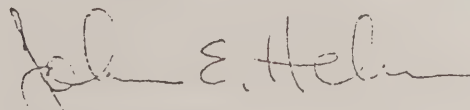
We conducted a survey of the elevator equipment at the above referenced location on Monday, January 23, 1978. We must advise that the elevator equipment located in both machine rooms has deteriorated considerably since our last review. The deterioration is mainly due to water damage presumably caused by the last storms.

We advise that the machine room should be secured properly to insure against further damage. As further insurance, we advise that adequate heat be provided in the machine room. This will permit the elevator control equipment to dry out and allow us to work on the same.

We would require this work to be completed prior to commencing with the proposed modernization of these elevators.

Very truly yours,

BECKWITH ELEVATOR COMPANY



John E. Helm

JEH/mdj

\*C. W. C. Builders, Inc. / 20 Kilby Street, Boston, Massachusetts 02109

February 13, 1978

Boston Redevelopment Authority  
One City Hall Square  
Boston, MA. 02201

In re: 80 Mason St.

Gentlemen:

We have completed our survey at 80 Mason Street and have found that the building is in a substandard condition. Following is a list of the conditions I found on our inspection:

EXTERIOR

1. Exterior masonry is in dire need of pointing and repair.
2. There is deteriorated brick work which must be replaced.
3. Steel sash windows are badly rusted and not easily operable, all windows should be replaced completely.
4. Billboard frame on roof should be removed, it is a hazard.
5. Penthouses are in very poor condition, needing extensive repairs.
6. Exterior masonry walls at penthouses are in poor deteriorated condition. Brick and limestone veneer is falling off in some areas.
7. Existing tar & gravel roof is in poor condition and is leaking, as a result of this condition we have found extensive water damage to the top floors of the building. This roof should be completely replaced.

MECHANICALS

1. The existing heating and ventilation systems are inefficient and are also in very poor condition and therefore should be replaced.
2. The cooling system and tower on roof is in need of complete replacement.



MECHANICALS (CONT.)

3. The electrical system in the building should be revamped and changed to meet requirements. There is partial D.C. service in the building, this should be changed to A.C..
4. Elevators are in need of repair. The existing machine work and cabs should be brought up to present code standards.
5. The plumbing system in the building should be completely replaced.

INSULATION

1. The building does not have proper insulation and unless provided this will greatly increase the energy consumption for both heating and cooling.

INTERIOR

1. Entrances and lobbys are in deteriorated condition and require extensive work (some work due to vandilism.)
2. Existing plaster wall were found to be cracked or falling.
3. Vinyl asbesto floor tile in some areas are coming up.
4. Existing plaster ceilings and suspended ceiling for the most part require repair or complete replacement.


Generally thru-out the building interior finishes are in poor deteriorated condition, due to the lack of heat, water leaks from broken plumbing lines, roof leaks, and vandalism.

In our opinion the building requires a major rehabilitation effort, to correct the substandard conditions that are existing.

If you have any questions on the above or need any additional information please do not hesitate to call.

Sincerely,

C.W.C. Builders, Inc.



Benjamin Polishook  
President

BP:GMG

SAM ZAX ASSOCIATES  
ENGINEERS - ESTIMATORS  
P. O. BOX ~~553~~ 353  
1 CLIVEDEN STREET

QUINCY, MASSACHUSETTS 02169

617-479-7415  
479-7418

FEB 18 1978

February 15, 1978

CWC Builders  
20 Kileby Street  
Boston, MA 02109

Attn: Mr. B. Polishook

Subject: Mason Place  
80 Mason Street  
Boston, MA

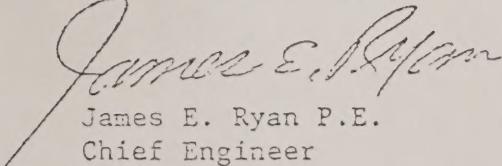
Gentlemen:

This office has visited the site and carefully inspected the existing electrical equipment. We find the Boston Edison Co. transformers are in working condition, this office cannot comment on changing or sizing the transformers as they belong to Boston Edison and this office has no jurisdiction.

This office finds the main distribution switchboard directly behind the transformer vault is in working order. This switchboard we feel is not of the proper size for this project, the board is obsolete and should be replaced. The existing circuit breakers are not sized for the short circuit interrupting capacity we estimate at the present time and are not sized for the current requirements we have calculated. We do not see how this board could be modified for today's requirements without an expenditure of more money than would be required for a new switchboard.

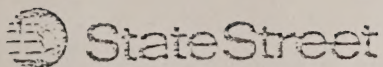
The submain distribution board this office finds is not in operating condition, we find the copper busses and many parts have been removed, and recommend the remaining board be removed from the site.

Very truly yours,  
Sam Zax Associates

  
James E. Ryan P.E.  
Chief Engineer

CC Boston Architectural Team  
Suffolk Electric Company  
State Street Development Corp.





State Street Bank and Trust Company  
Commercial Banking  
225 Franklin Street  
Boston, Massachusetts 02101

Andrew L. Ala  
Vice President  
(617) 786-3693

February 23, 1978

Mason Place Company  
84 State Street  
Boston, Massachusetts

Gentlemen:

Based upon a commitment from GNMA dated August 31, 1977, State Street Bank and Trust Company is willing to make a mortgage loan for the rehabilitation of 80 Mason Street, Boston, Massachusetts, subject to obtaining FHA mortgage insurance at the rates prescribed by FHA.

Very truly yours,

A handwritten signature in cursive script, reading 'Andrew L. Ala', followed by a horizontal line.

ALA:DL

MEMORANDUM

MARCH 9, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH

SUBJECT: MASON PLACE COMPANY  
APPROVAL OF 121A REPORT AND DECISION AND  
STATEMENT OF NO SIGNIFICANT ENVIRONMENTAL IMPACT

3596

On February 2, 1978, a public hearing was held on the Application of Mason Place Company for the Authority's approval of a Project to be undertaken pursuant to Chapter 121A, as amended. At that meeting, the Board heard a presentation by the Applicants. The Board requested that the Applicants submit additional evidence to enable the Authority to make a determination as to whether the Project Area is blighted, substandard or decadent within the meaning of MGL Chapter 121A and to submit evidence of a commitment for financing. The additional information requested has been submitted to the Authority.

As indicated by the Applicants at the hearing and as stated in the Application this proposal calls for the conversion and rehabilitation of a vacant eight (8) story office structure, formerly known as the Herald Traveler Building into one hundred and twenty-nine (129) apartments for the elderly and handicapped.

With respect to the Applicant's request for permission to deviate from the provisions of the Boston Zoning Code, the Authority's staff has reviewed these requests and do not object to the deviations to be granted. The Authority has also made inquiry into the Environmental Impact of the Project pursuant to Sections 61 and 62 of Chapter 30 of the Massachusetts General Laws. The proposal for Mason Place Company has thus been examined both as to its Environmental Impact and as to its compliance with 121A criteria and is found fully acceptable.

It is therefore appropriate at this time that the Authority adopt the Report and Decision for Mason Place Company and approve the Project as having no significant Environmental Impact. An appropriate Vote follows:

VOTED: That the document presented at this meeting entitled "Report and Decision on the Application of Mason Place Company for Authorization and Approval of a Project Under Massachusetts General Laws (Ter.Ed.), as amended, and Chapter 652 of the Acts of 1960, to be Undertaken and Carried Out by a Limited Partnership Formed Under Massachusetts General Laws, Chapter 109, and Approval to Act as an Urban Redevelopment Limited Partnership Under said Chapter 121A" which includes a determination by the Authority that said Project has no significant Environmental Impact, be and hereby is approved and adopted.



